091.0	0004	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	666,800 / 666,800
					USE VALUE:	666,800 / 666,800
					ASSESSED:	666,800 / 666,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
188		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORAN JOEL H
Owner 2:	JEFFERSON EILEEN M
Owner 3:	
Street 1:	188 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CORAN JOEL H -
Owner 2:	JEFFERSON EILEEN M -
Street 1:	188 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-2144

NARRATIVE DESCRIPTION

This parcel contains 4,837 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1524 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4837.000	271,200		395,600	666,800
Total Card	0.111	271,200		395,600	666,800
Total Parcel	0.111	271,200		395,600	666,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.53 | /Parcel: 437.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 58822

GIS Ref

GIS Ref

Insp Date 11/27/18

!7419!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0004-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,200	0	4,837.	395,600	666,800	666,800	Year End Roll	12/18/2019
2019	101	FV	213,900	0	4,837.	401,200	615,100	615,100	Year End Roll	1/3/2019
2018	101	FV	213,900	0	4,837.	299,500	513,400	513,400	Year End Roll	12/20/2017
2017	101	FV	213,900	0	4,837.	271,300	485,200	485,200	Year End Roll	1/3/2017
2016	101	FV	213,900	0	4,837.	260,000	473,900	473,900	Year End	1/4/2016
2015	101	FV	200,600	0	4,837.	220,400	421,000	421,000	Year End Roll	12/11/2014
2014	101	FV	200,600	0	4,837.	209,100	409,700	409,700	Year End Roll	12/16/2013
2013	101	FV	200,600	0	4,837.	198,900	399,500	399,500		12/13/2012

PRINT

Date	Time
12/10/20	22:03:31

LAST REV

Date	Time
06/26/19	08:46:09

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7419

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHAPIRO B.	30466-585		7/14/1999		283,500	No	No		
RUBBICCO STEPHE	25488-44		7/14/1995		175,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/11/2007	925	Foundati	26,351	C				TO REPLACE FOOTING
5/3/1994	160	Manual	16,000					SIDING/WINDOWS/DOO

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
1/12/2009	Entry Denied	336	PATRIOT
6/19/2000	MLS		
1/28/2000	Mailer Sent		
1/26/2000	Measured	163	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	58822
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4837		Sq. Ft.	Site		0	70.	1.17	5									395,578						395,600	

Total AC/HA:	0.11104	Total SF/SM:	4837	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	395,578	Spl Credit		Total:	395,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.33897638
Const Adj.:	0.99989998
Adj $ / SQ:	140.578
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333123
Depreciation:	61961
Depreciated Total:	271162

COMMENTS

MEAS EST. GATE LOCKED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

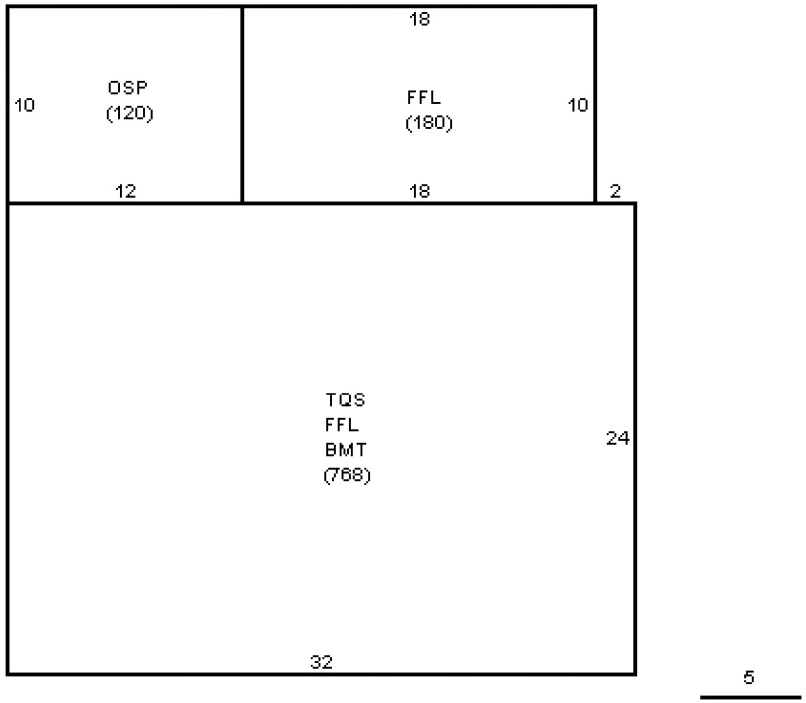
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.58
Special Features:	0	Val/Su Net:	112.44
Final Total:	271200	Val/Su SzAd	177.95

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	948	140.580	133,268
BMT	Basement	768	42.170	32,389
TQS	3/4 Story	576	140.580	80,973
OSP	Screen Porch	120	33.270	3,993

Net Sketched Area:	2,412			Total:	250,623
Size Ad	1524	Gross Are	2604	FinArea	1524

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0004-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X8	A	AV	2014	0.00	T	4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc